# 53 MOUNT AVENUE
## WORKSOP, S81 7JN

# £270,000
## FREEHOLD

GUIDE PRICE £270,000 - £280,000

Situated in a highly desirable residential location, this beautifully presented and substantially extended four-bedroom detached home offers spacious and versatile accommodation throughout, perfectly suited to modern family living. Finished to a high standard, the property combines stylish interiors with practical living spaces and impressive entertaining areas both inside and out.
The welcoming entrance hall leads through to a generous bay-fronted living room and a stunning open plan kitchen, dining and sitting area, thoughtfully designed as the heart of the home. Featuring a comprehensive range of fitted units, central breakfast island, Rangemaster cooker and bifold doors opening onto the rear garden, this superb space is ideal for both everyday living and entertaining guests. A versatile ground floor fourth bedroom, benefits from its own contemporary en-suite and offers flexibility for use as a guest suite, home office, additional reception room or annexe-style accommodation. A separate utility room adds further practicality.

Kendra Jacob
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# 53 MOUNT AVENUE

• EXTENDED SEMI-DETACHED • MODERN & REFURBISHED TO A HIGH STANDARD • TWO BATHROOMS • BI-FOLD DOORS OPENING ONTO THE SOUTH FACING GARDEN • OPEN PLAN KITCHEN AND SITTING AREA WITH INTEGRATED APPLIANCES & CENTRE ISLAND • GROUND FLOOR FOURTH BEDROOM • OFF ROAD PARKING • BEAUTIFULLY PRESENTED THROUGHOUT • DESIRABLE RESIDENTIAL LOCATION • WALKING DISTANCE TO SHOPS, SCHOOLS AND NORTH NOTTS COLLAGE

### ENTRANCE HALL

Step into a warm and welcoming entrance hall featuring a UPVC entrance door, tiled flooring, stairs rising to the first floor, and a useful understairs storage cupboard.

### LIVING ROOM

A spacious and inviting reception room centred around a beautiful front-facing bay window, creating a bright and comfortable space ideal for relaxing. Finished with central heating radiator, TV point, and power points.

### EXTENDED KITCHEN & SITTING AREA

The heart of the home is this exceptional open plan kitchen and entertaining area, thoughtfully designed for modern family living. The kitchen boasts a range of contemporary fitted wall and base units with complementary work surfaces incorporating a composite sink and drainer, integrated dishwasher, and impressive Range Master cooker with extractor hood above. A central breakfast island provides additional seating and preparation space, while the extended sitting and dining area enjoys an abundance of natural light from double glazed windows and stunning bifold doors opening directly onto the rear garden. Cast iron radiators add character and warmth, with ample room for a large family dining table, perfect for entertaining guests or everyday family life.

### UTILITY ROOM

Practical and well-equipped with a range of fitted wall and base units, complementary work surfaces with sink and drainer, integrated washing machine and tumble dryer also a cupboard housing the central heating system. Finished with tiled flooring, radiator, and a UPVC double glazed door leading outside.

### BEDROOM FOUR

Featuring a front-facing double glazed window, tiled flooring, central heating radiator, power points, and access to a private en-suite shower room.

### SHOWER ROOM

Stylishly appointed with a walk-in rainfall shower, vanity wash hand basin, low flush WC, tiled flooring, chrome towel radiator, extractor fan, wall-mounted LED mirror, and obscure double glazed window.

### FIRST FLOOR-LANDING

With side-facing obscure double glazed window and loft access

### BEDROOM ONE

A generous principal bedroom featuring a beautiful front-facing bay window, central heating radiator, TV point and power points.

### BEDROOM TWO

A spacious double bedroom with rear-facing double glazed window, central heating radiator, and power points.

### BEDROOM THREE

A well-proportioned bedroom with front-facing double glazed window, radiator, and power points.

### BATHROOM

A modern family bathroom comprising panelled bath with shower attachment, pedestal wash hand basin, low flush

WC, tiled flooring, chrome towel radiator, obscure double glazed window, and contemporary wall-mounted LED mirror.

### EXTERNAL

To the front of the property is an attractive iron gated entrance leading to a driveway with slate chipped frontage and side gated access. The enclosed rear garden has been designed for low maintenance living and outdoor entertaining, featuring a stylish porcelain patio, fenced boundaries, and an outside tap. A perfect space to relax and entertain during the warmer months.

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## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band B

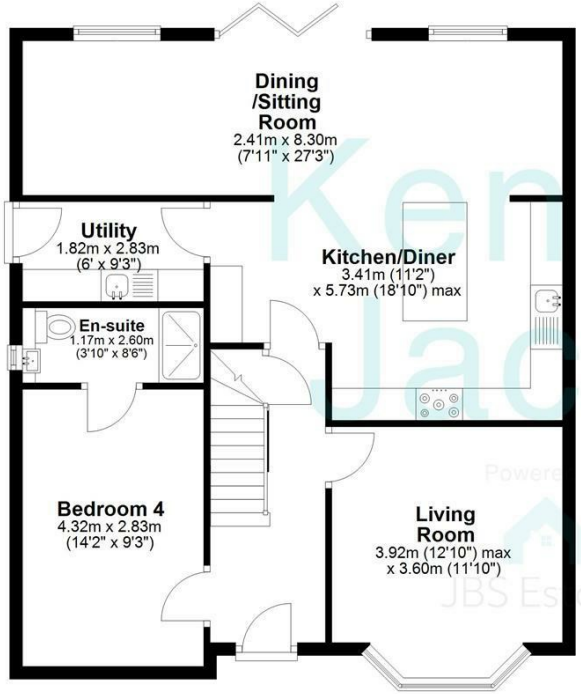
**Viewings** – By Appointment Only

**Floor Area** – 1295.60 sq ft

**Tenure** – Freehold

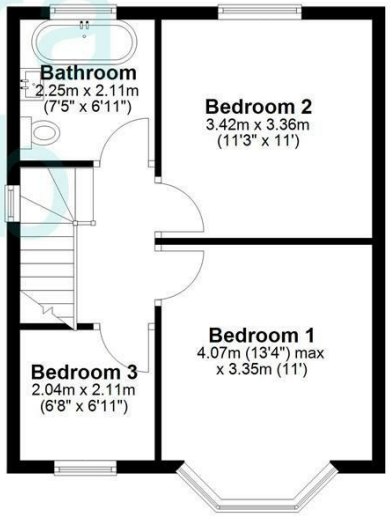
## Ground Floor

Approx. 81.5 sq. metres (877.7 sq. feet)




## First Floor

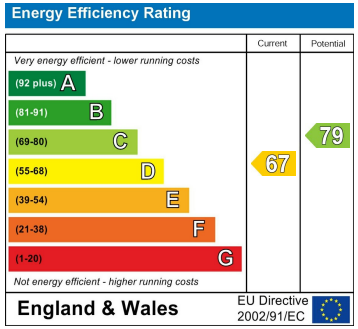
Approx. 38.8 sq. metres (417.9 sq. feet)




Total area: approx. 120.4 sq. metres (1295.6 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements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